

DELEGATED DECISION REPORT

HPK/2022/0450 VALID 17/10/2022	30, MALVERN RISE, HADFIELD, GLOSSOP, DERBYSHIRE, SK13 1QW	TWO STOREY REAR EXTENSION AND PARTIAL GARAGE CONVERSION (FULL - HOUSEHOLDER)
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MAIN ISSUES

- Principle of Development
- Design Considerations
- Impact upon Residential Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site lies within the settlement boundary for Hadfield, Glossop as defined by the Local Plan policies map. The application site relates to two storey detached dwelling located at the end of a cul-de-sac. The surrounding area is predominantly residential comprising two storey detached properties. The site is accessed off Malvern Rise, with off street parking to the front of the dwelling and private amenity space to the rear. To the rear of the site is land allocated for development under Policy G3.

PROPOSAL

This application seeks permission for the construction of an extension to the rear. The extension would be predominantly two storey with a single storey lean-to element. The extension would have a total width of 8m and 5.6m at first floor, and would project by 4m. The height to eaves would be 5.2m, and 6.5m to ridge. The extension would provide an open plan kitchen, dining and living space and a separate family room at ground floor and a fourth bedroom at first floor.

The scheme also includes the partial conversion of the existing two bay integral garage. The conversion would provide for a games room and store.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan (Adopted 2016)

- S1 Sustainable Development Principles
- S1a Presumption in Favour of Sustainable Development
- S5 Glossopdale Sub-area Strategy
- CF6 Accessibility and Transport
- EQ6 Design and Place Making
- EQ9 Trees, Woodland and hedgerows

Supplementary Planning Guidance/Documents

Residential Design (2005)
High Peak Design Guide (2018)

National Planning Policy Framework

Section 12: Achieving Well-designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No site specific history

CONSULTATIONS

Publicity

Site Notice expiry date: 09/01/23
Neighbour consultation period ends: 18/11/22
Press Advert: N/A

Public Comments

None

Town / Parish Comments

None

OFFICER COMMENTS

Principle of Development

The application proposes householder development to a property which is located within the settlement of Hadfield as defined by the Local Plan Policies Map which is located within the Glossopdale sub-area. Policy S5 seeks to promote sustainable growth within Glossopdale through promoting and maintaining the identity of its settlements. Policy S1, which relates to delivering sustainable development, seeks to promote the effective use of land. The principle of householder development in this location is considered to be acceptable.

The main considerations in this instance whether the design is appropriate, whether an amenity issues would arise, whether there would be an impact upon highway safety, and the impact upon trees.

Design Considerations

Policy S1 states that new development will be expected to make a positive contribution towards the sustainability of communities and where possible enhancing

the environment which would be achieved by, inter alia, securing high quality and locally distinctive design. Policy EQ6 states that all development should be well designed and of a high quality and that this will be achieved by requiring development to be well designed to respect the character of the townscape, and requiring development to contribute positively to an areas character, identity and history in terms of scale, height, density, layout, appearance, materials and relationship with adjacent buildings.

The High Peak Design Guide (2018), at paragraph 5.5 states that, *“All extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing. Setting back the new section from the building line and keeping the eaves and ridge lower than the parent building will normally help”*.

The High Peak Residential Design SPD (2005), at 9.0 states that *“Extensions and alterations to existing houses can have a significant impact on the appearance of a house, neighbouring property and the street scene. It is important, on all types of houses, that domestic development is carefully designed”*, and at 9.1 that *“Extensions should be designed so as to subordinate to the main form of the house. It is important that the extension results in a dwelling that is well designed in itself”*.

The existing property is a fairly large detached property which is located within a predominantly residential area comprising similar sized detached properties. The proposal seeks permission for the construction of a part two storey, part single storey rear extension. While the extension, at 8m is of large width, the host dwelling itself is large, and the extension can be carried out without the complete loss of the extension rear elevation. The extent of projection, at 4m is considered to be proportionate, while the proposed reduction of ridge height, set lower than existing, would ensure that the extension would appear subservient to the host dwelling. The appearance of the proposed openings are adequately proportioned and aligned to ensure that they respect the host dwelling. The removal of an existing garage door and its replacement with a window is considered to be acceptable and would not unduly affect the character and appearance of the property.

The proposed rear extension would not be prominent from public vantage points, while, as outlined above, when viewed from neighbouring properties would appear adequately proportioned. The proposed garage conversion would be a minor intervention to the front elevation and would not cause undue harm to the character and appearance of the streetscene.

To ensure that the development harmonises appropriate, it would be appropriate to attach a condition requiring brickwork and tile materials to match the host dwelling.

Amenity

Policy EQ6 requires development achieve a satisfactory relationship to adjacent development and not cause unacceptable effects by reason of visual intrusion, overlooking, shadowing, overbearing effect, noise, light pollution or other adverse impacts on local character and amenity.

The application site is a detached property with detached dwellings located either side. No.28 is set slightly further back than the application site while it is also oriented away from the application site. The proposed 4m two storey extension would be set away from the boundary by just over 1m. Given the siting and orientation of both properties, along with the extent of projection, it is not considered that the proposals would breach the 45degree standard from any rear facing windows to result in an loss of light to habitable rooms. Furthermore, given the offset between the two properties, it is not considered that the extension would result in any adverse overshadowing or overbearing to No.28. In addition the northern siting of the application site to No.28 would ensure that any shadowing is limited.

It is considered that the extension is set away sufficiently from No.32 to not cause harm through loss of light, overbearing or overshadowing.

The scheme initially proposed a projecting balcony to the rear. This would have resulted in unacceptable overlooking to both properties adjacent to the site. This has now been removed from the scheme and replaced with Juliette balconies which are deemed to be more appropriate. Furthermore, the land to the rear is undeveloped (albeit allocated for development) and no amenity issues would arise from the first floor windows from overlooking or loss of privacy.

The scheme also includes first floor windows within the side elevation serving the proposed bedroom. These windows would be obscure glazed, which would ensure that no overlooking to No.32 would arise.

It is not considered that any amenity issues would arise from the garage alterations to the front which is the public facing elevation of the dwelling.

Highway Safety

The proposal would result in the loss of parking spaces within the garage, and results in an uplift of bedrooms at the site from 3 to 4 bedrooms. The front curtilage includes a driveway, which is sufficient to meet the demands of the property as extended.

CONCLUSION / PLANNING BALANCE

It is considered that the proposals would accord with the policies contained within the Development Plan and guidance within the NPPF, and as such it is recommended that the application be approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 24/04/23

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council